



# Waterloo Redevelopment Commission Request for Proposals: 200 BLOCK OF N. WAYNE STREET



PROPOSALS DUE: November 18, 2019

## **Waterloo Redevelopment Commission**

Josh Caudill, President  
Sallie Pease, Vice President  
Justin Chaple, Member  
Glen Hartman, Member  
Stacy Sexton, Member  
Tim Haynes, DeKalb Central School Board  
Ken Surber, Town Council Liaison  
Renata Ford, Treasurer

280 S. Wayne Street  
PO Box 96  
Waterloo, IN 46793  
(260) 837-7428  
Contact Town Manager, Tena Woenker

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# 1. Overview

## A. Introduction

The Waterloo Redevelopment Commission (the “WRC” or “Commission”), pursuant to Indiana Code 36-7-14-22, is requesting proposals (“Proposals”) from qualified parties for the acquisition of land as a part of the implementation of the Town’s Downtown Plan. The project being contemplated by this Request for Proposal (the “Project”) will be located on land currently owned by the Commission and located at the 200 block of North Wayne Street in the Town of Waterloo, Indiana (the “Project Site” as shown in Appendix A).

## B. Proposal Availability

The Project packet may be obtained from the Town of Waterloo website [www.Waterlooin.gov](http://www.Waterlooin.gov) or directly from the Town Office, located at 280 South Wayne Street, Waterloo, IN 46793, or by emailing Tena Woenker, Town Manager, at [townmanager@waterlooin.gov](mailto:townmanager@waterlooin.gov).

## C. Waterloo Redevelopment Commission (WRC) Background

The WRC is the governing body created by the Town pursuant to Indiana Code 36-7-14 and 36-7-25 (the “Act”) to revitalize the Town which is located on the northside of DeKalb County, Indiana. The WRC possesses a vast array of powers to enable them to undertake the redevelopment of the town, to eliminate blight and revitalize the community. The seven (7) primary duties are listed in Indiana Code 36-7-14-11.

The Town of Waterloo was founded in 1856 during railroad construction. The railroad town prospered sporting a brickyard, pottery, grist and sawmills. The discovery in 1888 of a nearly complete mastodon skeleton elicited much excitement as did the start of the interurban service to Fort Wayne. The Town was nearly destroyed in 1911 by a tornado but residents rebuilt, starting with a Carnegie-funded library in 1913 as a confirmation of their devotion to the popular ideas of education and community betterment. Waterloo led DeKalb County with the first bank, the first dial telephone system, the first television station and the first county fair.

With that heritage in mind, community leaders are taking an aggressive approach to revitalization. Recently, the town has renewed commitment to its rail heritage by renovating the historic depot and recommissioning it as a train station for over 20,000 Amtrak passengers who visit Waterloo annually. Policies have been implemented tackling blight, creating incentives, and supporting educational initiatives. The Town has also implemented quality of life projects improving parks, trails and undergoing social programs. The WRC is now putting forth this development project that can make Waterloo a leading example of economic restructuring and revitalization, maybe a first for a town its size in this region.

## D. Project Overview

### ***Six Buildings - one whole block***

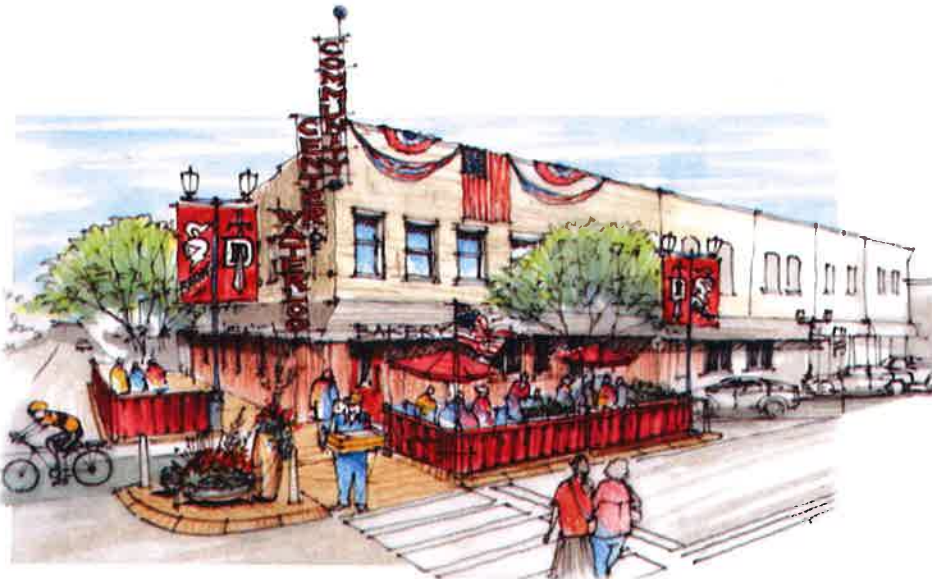
Waterloo has been preparing and is ready for proposals to revitalize the downtown district. In 2016, the historic depot was relocated near the project site and opened as an Amtrak

station on Van Vleet Street. Attractive streetscape improvements were completed in that project and a large public parking lot was constructed which will serve this development.

In 2017, the WRC purchased several buildings that had recently served as a grocery store. Numerous professionals and developers explored the building to determine its condition and potential uses. The Commissioners then engaged Ball State University's Bowen Center for Public Affairs to conduct a Downtown Revitalization Study, completed by graduate students in the spring of 2018. (See excerpts of the Study in the appendix.)

Since then, the WRC has been obtaining professional opinions on the condition of the building and viability of the proposed projects in the downtown study. Based on that advice, the WRC recently acquired adjacent properties in the 200 block of North Wayne, on the west side of the street, in order to put the entire block up for redevelopment.

This is a transformative project for downtown Waterloo and will make a positive impact on the community for years to come. Public involvement has been essential in the process and many residents across DeKalb County have expressed excitement at the prospect of revitalizing Waterloo's central district.



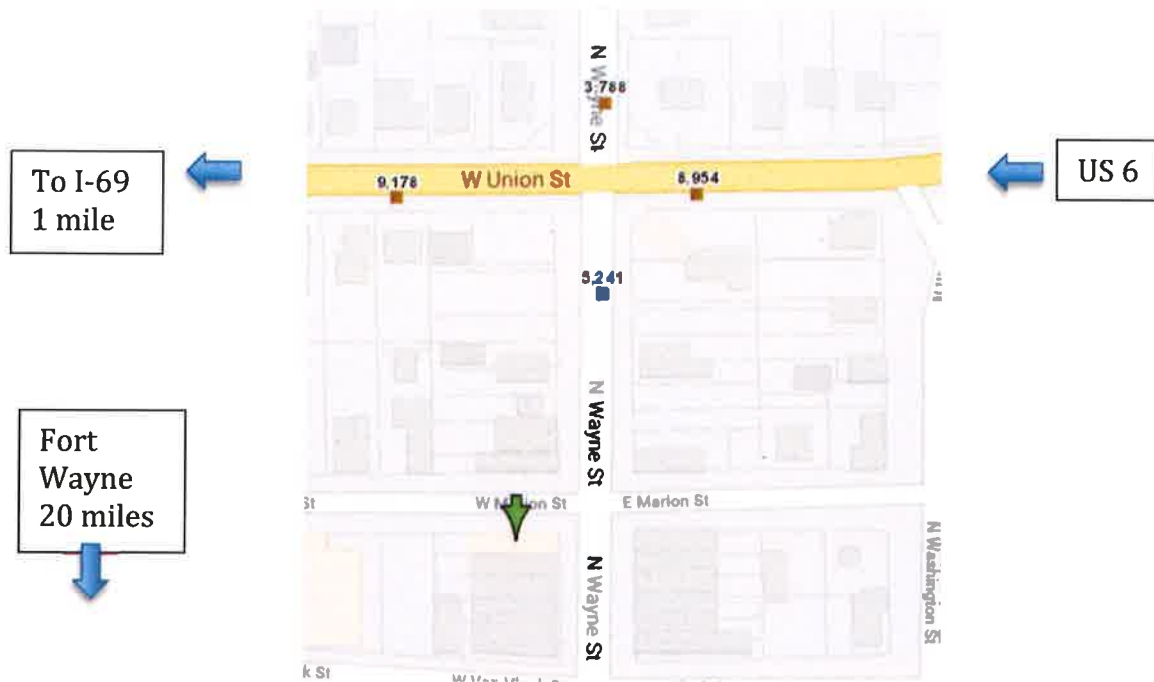
Ball State students' vision of the 200 block of N. Wayne Street, rehabilitated



Project location: 200 block of North Wayne, on the west side between Van Vleet and Marion Streets.



**Traffic Counts:** According to the 2018 INDOT traffic study shown below, the traffic count in front of the subject property is roughly 5,241 vehicles per day.



The Downtown Study identified lost retail opportunity in Waterloo as outlined in the Appendices. There is also demand for housing. New construction homes have sold in Waterloo before reaching the market due to pent up demand for residential development, both for single family homes and affordable apartments. Businesses leaders in Waterloo have expressed a need for more local workers and encourage us to create more housing development to help them grow. New homes are under construction in the County, between Auburn and Waterloo. In addition, the City of Fort Wayne is expanding on the north side, demand is pushing development toward Auburn, which is growing north to Waterloo.



Waterloo and DeKalb County are part of an 11-county region working collaboratively through the Northeast Indiana Regional Partnership's "Road to a Million" campaign to attract

new residents. Millions of State dollars are pouring into the Northeast Indiana Region from the Regional Cities program, matched by investments from local business and industry. Waterloo is in this region and community leaders are engaged in identifying and participating in the regional opportunities for economic development.

### ***The Vision***

Waterloo leaders and the community are poised for growth. On a regular basis, local economic development officials are approached by small business owners looking for retail or commercial property sites but there is no availability. The goal of the downtown development project is to provide more retail, restaurant, office and residential opportunity to meet this growing demand.

The general consensus among community leaders is the downtown revitalization project should include a multi-story building or set of buildings that will fill the entire west side of the 200 block of North Wayne Street with retail space on the bottom level suitable for shops, offices, coffee shop or café and/or a restaurant.

The downtown study found that residents have a desire for more local retail and restaurants as well as interest in business incubator space. This was defined by the Downtown Revitalization Study as a community center, but it's more aptly described as a public market space and/or coworking space. The WRC believes a flexible retail/office space could be a unique facility for economic activity and could promote new business starts. The WRC or Waterloo Main Street would support projects and help create programming that generate activity in such a space.

Upper stories would be best utilized for residential living or possibly offices, per the zoning ordinance.

Given the condition of the structures, the WRC is aware that, to keep costs reasonable, demolition and building new construction may be better suited for this project than rehabilitation. The building style, orientation, and architectural themes for new construction should be compatible with existing brick buildings on the block.

The WRC expects this project will be a win for all parties involved and will strive to make the process efficient. The WRC is prepared to offer incentives to ensure the financial viability for development and long-term return on investment through tax abatement or use of TIF, for example.

The plan may include properties not owned by the WRC if deemed important to the overall redevelopment project. For example, at the time of posting, the property adjacent to these buildings is also for sale and could be included in the proposal. The adjacent property (former Gibson's Heating and Plumbing) and the WRC property combined would encompass the full square block.

### **Recommendation for Streetscape Improvements to Wayne Street**

The Downtown Revitalization Study included streetscape improvement ideas. These are referenced in the appendix. The proposal should include recommendations for streetscape improvements, either similar to the study or list the developers' ideas. Wayfinding signage and traffic calming measures have been suggested for this area. These are elements that could be funded by the Town of Waterloo or the WRC.

## Understanding and Commitment towards Waterloo and DeKalb County

The full Downtown Revitalization Plan, Redevelopment Economic Development Plan and the Waterloo Comprehensive Plan are available on the Waterloo website: [www.Waterlooin.gov](http://www.Waterlooin.gov)

## 2. Submittal Information

### A. Project Requirements

The developer's ability to meet the requirements, as set forth below, will be a primary criterion in evaluating proposals. The proposals shall include, but are not limited to, the following:

- Purchase price and terms for Project Site
- Documentation from at least two (2) tenants/users who are interested in the Project Site, unless one single user is proposed
- Total developer investment anticipated, including financing relationships which demonstrate an ability to finance the improvements contemplated in the proposal
- Total public assistance anticipated (if any)
- Number of jobs created
- Schedule showing construction beginning and completion in less than 24 months
- Sealed financial statement showing ability and capacity to complete the project (*this is only reviewed by the Town's financial advisor and is not considered a public document*)

The WRC has an expectation of a design that complements and enhances the commercial corridor, but which also is progressive and innovative in nature. While design is not requested with this proposal, the developer must include the Commission in the design process and the Commission reserves the right to approve any conceptual exterior designs for the project (with such approval not unreasonably withheld).

### B. Proposal Contents

Proposals must include the following information:

#### Cover Page

1. Proposer's name and mailing address.
2. Proposer's current legal status: corporation, partnership, sole proprietor, etc.
3. Contact person's name, title, phone number, and e-mail address.
4. Signature of authorized corporate office for each entity proposing as a partnership or team.
5. A Proposal submitted by a trust (as defined in Indiana Code 30-4-1-1) must identify the beneficiary of the trust and the settlor empowered to revoke or modify the trust.

### **Project Description**

1. A description (narrative, preliminary schematic plans if available) of the proposed development of the Project Site.
2. A description of the land use for areas within the development (if more than one use is proposed).
3. If more than one tenant/user is required, provide documentation showing interest from at least two (2) credit tenants.
4. A description of the number of jobs, with salary levels, anticipated with this project.
5. Description of long-term ownership plans of the project, whether the developer plans on owning or selling the project once complete.
6. If known by the developer within the timeframe of this RFP, identify any construction companies or design consultants who will be used for this project.

### **Project Finances**

1. Proposed acquisition price for the land (see Offer Price section below)
2. Preliminary capital pro forma showing the sources and uses of funds to purchase the Project Site and construct the development. Detail any non-conventional means of financial assistance (federal/state funding, other public/not-for-profit assistance, etc).

### **Offer Price**

Proposers will need to clearly indicate their offer price and terms for the property, either collectively or individually. This RFP provides an opportunity to purchase in fee simple the entirety of the building assets owned by the WRC in "as is" condition. The average of two appraisals for the six buildings on this block totaled \$67,750 as follows:

• 205 N. Wayne Street (on 4 lots)	\$26,000
• 265 N Wayne Street	\$17,500
• 285 N Wayne Street	\$24,250

The cover pages for the appraisals can be found in Appendix B. The offer price is only one of the factors considered by the WRC which reserves the right to accept, reject or table any and/or all Proposals. Any Proposals received by the WRC are subject to the terms of the offering process described herein and in Indiana Code 36-7-14-22.

### **Project Schedule**

1. The timeframe is negotiable, but the project is expected to begin promptly and be completed within 2 years. A proposed timeframe for the implementation of the development is expected, including identification of any conditions which must be met before the proposal can become a reality. The schedule should include the time needed to obtain financing, complete design and secure permits and approvals, prepare the Project Site, start and complete construction.

### **Developer Experience**

1. Provide examples in graphic and/or narrative form of related projects the developer has completed which are similar in nature to the one described in this RFP. Include project references, location, type of development, proposer's role(s), cost of project, funding sources, status of project, and information about any continued financial or operating interest in each.



2. Include previous relevant experience working with the public sector or not-for-profits on joint development projects.
3. Summarize any pending or current lawsuits to which the responder or any principals of the responder have been a party which could limit a developer's ability to perform the work contemplated in their proposal.

#### **Organizational Capacity**

1. Describe, in detail, what other development projects the developer is currently working on, including project size, scope, timeline, etc. Also, include the number of employees of the firm and brief biographies of firm principals or offices. Experience of firm principals or officers in other positions may be used as a replacement for developer experience.
2. Provide evidence of capacity to finance the project. This may be provided in the form of the financial capacity of the firm, and/or the ability of the developer to secure necessary funding sources.
3. Specify whether the development entity is or intends to form a corporation, a general or limited partnership, a joint venture, or other type of business association to carry out the proposed development.

#### **C. Submittal and Deadline**

Proposers must submit copies of their Proposals in five bound copies and one electronic copy. All supporting documentation must be on paper no larger than 11" x 17". Proposals and supporting documentation must be submitted in a sealed envelope labeled "**Response to Request for Proposals – Downtown Waterloo Development Project**". Proposers may choose to provide additional sets if and when invited to do so for presentation purposes. Submissions will *not* be returned.

Proposals must be delivered to the Town of Waterloo, Town Hall on or before 4:00 pm on November 18, 2019, and addressed to:

To: Town Manager  
PO Box 96  
280 S Wayne Street  
Waterloo IN 46793

## **3. Evaluation**

#### **A. Review / Selection Process**

Once opened by the WRC, the Proposals will be reviewed by Town staff and the Commission. Some or all of the proposers may be requested to appear for an interview and present their Proposals to the WRC. Proposals are due at Waterloo Town Hall at P.O. Box 96, 280 South Wayne Street, Waterloo, IN 46793 (the "Town Manager's Office") on or before 4:00pm, November 18, 2019. On November 25, 2019, at 5:30pm, the WRC will review the RFP's together and select those they would like to give presentations. Selected respondents will give their presentations at the December 3, 2019 WRC meeting at 5:30pm. The final selection will be made by the WRC that same evening.

## **B. Evaluation**

Each proposal will be reviewed for quality, content and conformance with the requirements above. The WRC will consider the following criteria when reviewing proposals:

Quality of Redevelopment Plan.	20 points
Experience.	20 points
Technical and financial ability.	20 points
Responsiveness to RFP.	20 points
Knowledge of the community.	20 points

## **4. General Information**

### **A. Schedule**

Publication of RFP	September 19, 2019
Tours of site for developers	October 8 & 10, 2019
*call Town Manager to schedule, (260) 837-7428	
Questions Due to WRC	October 25, 2019
Submission Deadline for Proposals	November 18, 2019
Proposals Reviewed by WRC	November 25, 2019
Presentations / Interviews	December 3, 2019
Selection of Developer	December 3, 2019

### **B. Inquiries**

All inquiries regarding this Request for Proposals should be made through the WRC's representative, Mrs. Tena Woenker, Town Manager. The contact information is as follows:

Tena Woenker  
Town Manager, Town of Waterloo  
P.O. Box 96, 280 South Wayne Street, Waterloo, IN 46793  
(260) 837-7428  
[townmanager@waterlooin.gov](mailto:townmanager@waterlooin.gov)

### **C. General Terms and Conditions**

#### **1. Addenda and Explanations Written and Oral**

Should a Proposer find any discrepancy in or omission from these instructions or any other forms in the Offering Packet, or should the Proposer have questions regarding any aspect of this offering, the Proposer shall submit written questions via email to the Town Manager, Tena Woenker, addressed to [townmanager@waterlooin.gov](mailto:townmanager@waterlooin.gov) by noon on October 25, 2019. The WRC will respond in writing to all questions at one time and in one document which will be an addendum to the Offering Packet (on or about November 4, 2019), and such document will be provided to all registered Proposers. The WRC, its representatives, employees, or agents will not be responsible for any oral instructions and or interpretations.

## **2. Project Agreement**

The successful Proposer will be expected to enter into a Purchase and Development Agreement with the Commission, which Project Agreement shall contemplate the conveyance of the Project Site, all easement agreements related to the Project Site and set forth the nature of the development and/or improvement of the Project Site by the developer. By the delivery of the Offering Sheet, Proposer agrees to negotiate the Purchase and Development Agreement in good faith and acknowledges and agrees that if, in spite of good faith negotiations, Proposer and the WRC cannot reach agreement on a form of Project Agreement on or before 45 days following the acceptance of the proposal of such successful Proposer, then such successful Proposer shall have no further rights (development or otherwise) in or to the Project Site and the WRC may re-offer the Project Site or otherwise dispose of the same as permitted by law.

## **3. Rejection or Acceptance of Offers**

The WRC reserves the right to accept, reject or table any and/or all Proposals. If the WRC accepts or provides notice of acceptance, the successful Proposer shall begin negotiating the Project Agreement within ten (10) days after such Proposer is notified of acceptance.

## **4. Conflict of Interest / Non-Collusion**

- a. All submitting entities must certify that the entity has not entered into a contract or agreement relative to the price of the proposed real estate, nor taken any action to prevent a person from submitting a proposal; or to induce a person to refrain from submitting a proposal. The submitting entity's proposal is without reference to any other proposal unless specifically so identified.
- b. All submitting entities certify that they are not in a situation where the submitting entity's private interest would interfere with its responsibilities to the WRC or to the Town of Waterloo or raise such questions about such interference. The submitting entity agrees not to accept work, enter into a contract, accept an obligation or engage in any activity paid or unpaid, that is inconsistent or incompatible with the submitting entity's obligations, or the scope of services to be rendered to the WRC. The submitting entity shall warrant that, to the best of their knowledge, there is no other contract or duty on the submitting entity's part that conflicts with or is inconsistent with the services sought to be provided to the WRC.
- c. The submitting entity, if selected, must sign and have a notarized a Conflict of Interest / Non-Collusion Affidavit.

## **5. Applicable Laws**

Any contract(s) resulting from the proposal submitted will be developed in accordance with and governed by the laws of the State of Indiana.

## **6. Costs for Submitting Proposals**

The Town of Waterloo and the WRC will not be liable for any costs incurred by the respondents in replying to this Request for Proposals. The Town of Waterloo and WRC are not liable for any costs of work or services performed by the selected Proposer prior to the award of the contract.

## **7. Authority to Bind Submitting Entity**

The signatory for the entity submitting a proposal represents that he or she has been duly authorized to execute the proposal documents on behalf of the submitting entity and has

obtained all necessary or applicable approvals to make this submission on behalf of the entity before affixing his or her signature to the proposal.

**8. Intellectual Property**

All responses and related materials are the property of the Town of Waterloo Redevelopment Commission. At the conclusion of the process, the WRC may retain or dispose of any and all materials received from respondents. In no event will the WRC assume liability for any loss, damage or injury that may result from any disclosure or use of proprietary information. Respondents should be aware that records of the WRC, including records submitted in response to this RFP are subject to all provisions of Indiana Access to Public Records Act IC 5-14-3-1.

By submitting a response, each respondent acknowledges and agrees that any ideas, intellectual property, improvements or other suggestions will not be subject to any restrictions on use by the WRC or any other entity and will become a public record under Indiana law. Except as otherwise required by law, none of the responses will be made available to the public until after the WRC determines to enter into a specific contract or to not enter into any contract as a result of the RFP.

If respondents provide information that is believed to be exempt from mandatory disclosure, respondents shall include the following legend on the title page of the response: "THIS PROPOSAL CONTAINS INFORMATION THAT IS EXEMPT FROM MANDATORY DISCLOSURE." In addition, on each page that contains information that respondents believe is exempt under Indiana law, respondents shall include the following separate legend: "THIS PAGE CONTAINS INFORMATION THAT IS EXEMPT FROM MANDATORY DISCLOSURE" and note what information is exempt.

## **Appendix A**

### **The Offering Sheet and Property Exhibit**

## The Real Estate Offering Sheet

The average of two appraisals for the six buildings on this block totaled \$67,750.

### 205 N. Wayne Street

Parcels: 31-06-03-306-01; 31-06-03-306-011; 31-06-03-306-010; 31-06-03-306-008

Former use: grocery store, closed and vacant since 2016

Size: 1980 square footage by floor, per building (4 buildings connected, on 4 lots)

Total 7920 per floor, two stories

Age: 119+

Condition: poor

Occupancy status: Vacant

Historical value – none, may be able to preserve tin ceilings

Average of two appraisals: \$26,000

### 265 N. Wayne Street, Warm a Heart soup kitchen

Parcel: 31-06-03-306-007

Size: 1968 square footage by floor, two stories

Age: 119 +

Condition: fair

Occupancy status: rental agreement in place with WRC, 30-day notice required to vacate. The non-profit is in process of construction and plans to relocate in January or February 2020.

Average of two appraisals: \$17,500

### 285 N. Wayne Street, Ketch Kan Tavern

\*\*The former owner of this tavern holds a full liquor license (wine, beer, alcohol and carry-out) that is available for purchase.

Parcel: 31-06-03-306-006

Size: 1964 square footage by floor, main level

1980 sf second floor

Age: 119 +

Condition: fair

Occupancy status: Was operable but hadn't opened since 2017

Historical value – residents have expressed concern about preserving paintings on an interior plaster wall. It is uncertain if these can be salvaged. The WRC would be favorable to proposals that offer creative preservation plans for the murals, however, no value has been given to the murals.

Average of two appraisals: \$24,250

### All properties

None of the properties are considered historically significant and none are on the historic preservation register.

Eligible for Federal historic tax credits? Not likely

Eligible for CREED or New Market tax credits? No

Eligible for personal or property tax deduction? Yes

Eligible for Tax Increment Financing? Yes

Eligible for Vacant Building Deduction? Yes, if rehabilitated

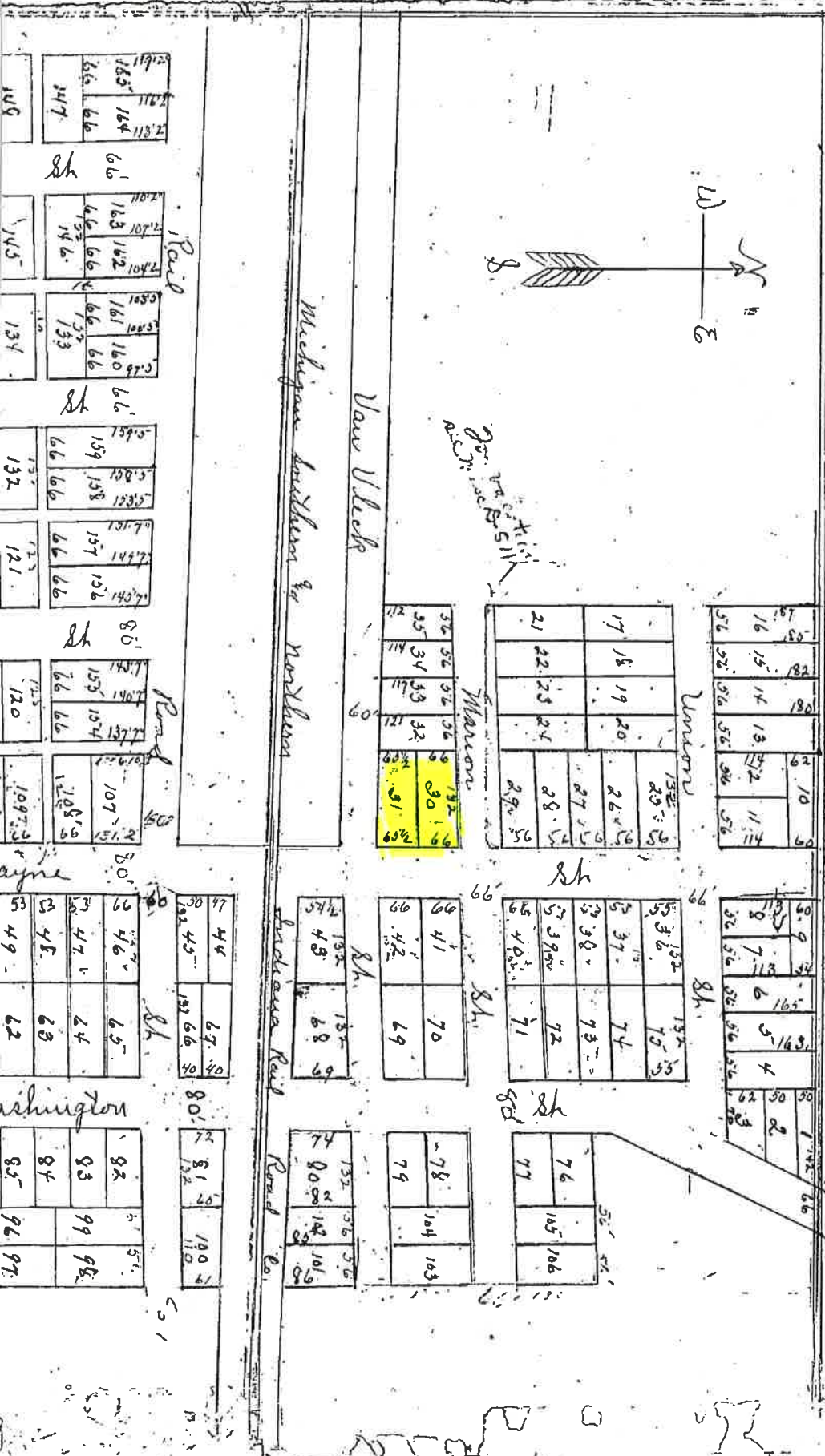
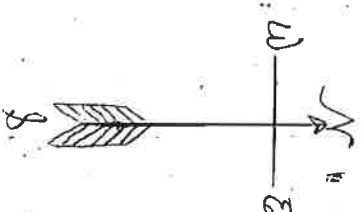
Eligible for Redevelopment Tax Credit? Yes





# Town of Waterloo

Scale: 200 feet = 1 inch



**Appendix B**

**Appraisal Information**



Website: [www.GoodValuation.com](http://www.GoodValuation.com)

September 11, 2019  
File# 39-1629

Town of Waterloo  
Attention: Tena Woenker  
280 South Wayne Street  
Waterloo, Indiana 46793

Good Valuation, Inc.  
329 West 7<sup>th</sup> Street  
Auburn, Indiana 46706  
260-920-3000 office  
email: [info@goodvaluation.com](mailto:info@goodvaluation.com)

Subject: Downtown Building  
205 North Wayne Street  
Waterloo, Indiana 46793

Dear Ms. Woenker:

At your request, I have conducted the required investigation, gathered the necessary data, and made certain analyses that have enabled me to form an opinion of the as is market value of the fee simple interest of the property utilized as a downtown building, located at 205 North Wayne Street, Waterloo, Indiana. I have conducted an analysis and performed appraisal services of the subject property within the past 36 months in January 2017.

The purpose of the appraisal is to provide a market value estimate of the property for marketing purposes. The final value estimate was developed through the investigation and use of the Sales Comparison and Income Capitalization approaches to value.

Based upon my inspection of the subject property, as well as my investigations and analyses of other pertinent information, I have formed the opinion that the subject property has the following value:

As of the date of viewing, August 16, 2019

**As Is Market Value: \$22,000\***

\*The above value is based on the extraordinary assumptions made on page 10 including no environmental hazards. If the property suffers environmental issues, the value would be negatively affected by the cost to cure the problem and could even be a negative value. There is no personal property retained within the subject property that is included within the above estimate of value.

This appraisal report satisfies all current USPAP and FIRREA regulations as I interpret them, including compliance with the USPAP competency provision. The appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan. John Good is a Certified General Appraiser in Indiana, Michigan and Ohio. Within the State of Michigan, appraisers are required to be licensed and are regulated by the Michigan Department of Licensing and Regulatory Affairs, PO Box 30018, Lansing, Michigan 48909.



File No. 20170027

February 20, 2017

Town of Waterloo  
280 S Wayne St  
Waterloo, IN 46793

File Number: 20170027

Dear Appraisal Client:

In accordance with your request, I have appraised the real property at:

205 N Wayne St  
Waterloo, IN 46793

The purpose of this appraisal is to develop an opinion of the market value of the subject property, as vacant.  
The property rights appraised are the fee simple interest in the site.

In my opinion, the market value of the property as of January 18, 2017

\$32,000  
Thirty-Two Thousand Dollars

The attached report contains the description, analysis and supportive data for the conclusions,  
final opinion of value, descriptive photographs, limiting conditions and appropriate certifications.

This report should be read in its entirety, including all attachments and addendum. Special attention should  
be given to the certification and limiting conditions.

Sincerely:

A handwritten signature in black ink, appearing to read "Dennis K. Kruse, II", is positioned above the printed name and title.

Dennis K. Kruse, II  
Indiana Certified General Appraiser  
CG40700711





Website: [www.GoodValuation.com](http://www.GoodValuation.com)

March 26, 2019

File# 39-1157

Good Valuation, Inc.  
329 West 7<sup>th</sup> Street  
Auburn, Indiana 46706  
260-920-3000 office

email: [info@goodvaluation.com](mailto:info@goodvaluation.com)

Town of Waterloo  
Attention: Tena Woenker  
280 South Wayne Street  
Waterloo, Indiana 46793

Subject: Downtown Building  
265 North Wayne Street  
Waterloo, Indiana 46793

Dear Ms. Woenker:

At your request, I have conducted the required investigation, gathered the necessary data, and made certain analyses that have enabled me to form an opinion of the as is market value of the fee simple interest of downtown building located at 265 North Wayne Street, Waterloo, Indiana. I have not conducted an analysis or performed any appraisal services of the subject property within the past 36 months.

The purpose of the appraisal is to provide a market value estimate of the property for financial decision-making purposes. The final value estimate was developed through the investigation and use of the Sales Comparison and Income Capitalization approaches to value.

Based upon my inspection of the subject property, as well as my investigations and analyses of other pertinent information, I have formed the opinion that, as of the date of inspection, March 19, 2019, the subject property has the following value:

As of the date of viewing, March 19, 2019

**As Is Market Value: \$18,000**

There is personal property retained within the subject property that is included within the above estimate of value. I am estimating the walk-in cooler to contribute approximately \$1,000 in value to the real estate. This should be deducted from the value derived to arrive at the value of the real estate. No other personal property is included in this valuation.

This appraisal report satisfies all current USPAP and FIRREA regulations as I interpret them, including compliance with the USPAP competency provision. The appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan. John Good is a Certified General Appraiser in Indiana, Michigan and Ohio. Within the State of Michigan, appraisers are required to be licensed and are regulated by the Michigan Department of Licensing and Regulatory Affairs, PO Box 30018, Lansing, Michigan 48909.





File No. 20190083

March 21, 2019

Town of Waterloo  
280 S Wayne St  
Waterloo, IN, 46793

File Number: 20190083

Dear Appraisal Client:

In accordance with your request, I have appraised the real property at:

265 N Wayne St  
Waterloo, IN 46793

The purpose of this appraisal is to develop an opinion of the market value of the subject property, as vacant. The property rights appraised are the fee simple interest in the site.

In my opinion, the market value of the property as of February 14, 2019 is:

\$17,000  
Seventeen Thousand Dollars

The attached report contains the description, analysis and supportive data for the conclusions, final opinion of value, descriptive photographs, limiting conditions and appropriate certifications.

This report should be read in its entirety, including all attachments and addendum. Special attention should be given to the certification and limiting conditions.

Sincerely:

A handwritten signature in black ink, appearing to read "Dennis K. Kruse, II", is located below the "Sincerely:" text.

Dennis K. Kruse, II  
Indiana Certified General Appraiser  
CG40700711



Website: [www.GoodValuation.com](http://www.GoodValuation.com)

March 26, 2019  
File# 39-1158

Town of Waterloo  
Attention: Tena Woenker  
280 South Wayne Street  
Waterloo, Indiana 46793

Subject: Downtown Building  
285 North Wayne Street  
Waterloo, Indiana 46793

Dear Ms. Woenker:

At your request, I have conducted the required investigation, gathered the necessary data, and made certain analyses that have enabled me to form an opinion of the as is market value of the fee simple interest of the property utilized as a downtown building located at 285 North Wayne Street, Waterloo, Indiana. I have not conducted an analysis or performed any appraisal services of the subject property within the past 36 months.

The purpose of the appraisal is to provide a market value estimate of the property for financial decision-making purposes. The final value estimate was developed through the investigation and use of the Sales Comparison and Income Capitalization approaches to value.

Based upon my inspection of the subject property, as well as my investigations and analyses of other pertinent information, I have formed the opinion that, as of the date of inspection, March 19, 2019, the subject property has the following value:

**As of the date of viewing, March 19, 2019**  
**As Is Market Value: \$22,000**

There is no personal property retained within the subject property that is included within the above estimate of value. I am estimating the fan hood to contribute approximately \$1,000 in value to the real estate. This should be deducted from the value derived to arrive at the value of the real estate. No other personal property is included in this valuation.

This appraisal report satisfies all current USPAP and FIRREA regulations as I interpret them, including compliance with the USPAP competency provision. The appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan. John Good is a Certified General Appraiser in Indiana, Michigan and Ohio. Within the State of Michigan, appraisers are required to be licensed and are regulated by the Michigan Department of Licensing and Regulatory Affairs, PO Box 30018, Lansing, Michigan 48909.



File No. 20190082

March 21, 2019

Town of Waterloo  
280 S Wayne St  
Waterloo, IN, 46793

File Number: 20190082

Dear Appraisal Client:

In accordance with your request, I have appraised the real property at:

285 N Wayne St  
Waterloo, IN 46793

The purpose of this appraisal is to develop an opinion of the market value of the subject property, as vacant. The property rights appraised are the fee simple interest in the site.

In my opinion, the market value of the property as of February 14, 2019 is:

\$26,500  
Twenty-Six Thousand Five Hundred Dollars

The attached report contains the description, analysis and supportive data for the conclusions, final opinion of value, descriptive photographs, limiting conditions and appropriate certifications.

This report should be read in its entirety, including all attachments and addendum. Special attention should be given to the certification and limiting conditions.

Sincerely:

A handwritten signature in black ink, appearing to read "Dennis K. Kruse, II", is positioned above the printed name.

Dennis K. Kruse, II  
Indiana Certified General Appraiser  
CC40700711

## **Appendix C**

### **Waterloo Redevelopment Commission Vision**

**Waterloo's downtown will be an aesthetically pleasing and unique regional gathering place that provides connectivity, cultural amenities, and specialty businesses to visitors and residents in a historic setting.**

## **Appendix D**

### **ESRI Retail Marketplace Profile**

#### **Key Findings from ESRI Analysis**

- **The town is losing \$12 million every year to the nearby communities in retail business shopping.**
- **Most of the leakage is from food and beverage, general merchandise, building materials, motor vehicle and parts, and health and personal care.**





## Retail MarketPlace Profile

Waterloo Town, IN  
Waterloo Town, IN (1881278)  
Geography: Place

Prepared by Esri

### Summary Demographics

2017 Population	2,224
2017 Households	805
2017 Median Disposable Income	\$35,700
2017 Per Capita Income	\$18,592

### Industry Summary

	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-45,722	\$20,757,779	\$8,914,826	\$11,842,953	39.9	10
Total Retail Trade	44-45	\$18,815,318	\$8,332,843	\$10,482,475	38.6	7
Total Food & Drink	722	\$1,942,461	\$581,983	\$1,360,478	53.9	3

### Industry Group

	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	\$4,148,703	\$0	\$4,148,703	100.0	0
Automobile Dealers	4411	\$3,251,562	\$0	\$3,251,562	100.0	0
Other Motor Vehicle Dealers	4412	\$496,868	\$0	\$496,868	100.0	0
Auto Parts, Accessories & Tire Stores	4413	\$400,273	\$0	\$400,273	100.0	0
Furniture & Home Furnishings Stores	442	\$536,487	\$59,207	\$477,280	80.1	1
Furniture Stores	4421	\$354,460	\$0	\$354,460	100.0	0
Home Furnishings Stores	4422	\$182,027	\$59,207	\$122,820	50.9	1
Electronics & Appliance Stores	443	\$542,554	\$0	\$542,554	100.0	0
Bldg Materials, Garden Equip. & Supply Stores	444	\$1,282,155	\$0	\$1,282,155	100.0	0
Bldg Material & Supplies Dealers	4441	\$1,191,658	\$0	\$1,191,658	100.0	0
Lawn & Garden Equip & Supply Stores	4442	\$90,497	\$0	\$90,497	100.0	0
Food & Beverage Stores	445	\$3,298,415	\$556,094	\$2,742,321	71.1	1
Grocery Stores	4451	\$2,888,308	\$0	\$2,888,308	100.0	0
Specialty Food Stores	4452	\$153,187	\$0	\$153,187	100.0	0
Beer, Wine & Liquor Stores	4453	\$256,920	\$556,094	-\$299,174	-36.8	1
Health & Personal Care Stores	446,4461	\$1,203,062	\$0	\$1,203,062	100.0	0
Gasoline Stations	447,4471	\$2,216,419	\$5,212,078	-\$2,995,659	-40.3	1
Clothing & Clothing Accessories Stores	448	\$729,648	\$0	\$729,648	100.0	0
Clothing Stores	4481	\$446,163	\$0	\$446,163	100.0	0
Shoe Stores	4482	\$146,503	\$0	\$146,503	100.0	0
Jewelry, Luggage & Leather Goods Stores	4483	\$136,982	\$0	\$136,982	100.0	0
Sporting Goods, Hobby, Book & Music Stores	451	\$409,354	\$447,370	-\$38,016	-4.4	2
Sporting Goods/Hobby/Musical Instr Stores	4511	\$332,885	\$447,370	-\$114,485	-14.7	2
Book, Periodical & Music Stores	4512	\$76,469	\$0	\$76,469	100.0	0
General Merchandise Stores	452	\$3,195,977	\$1,002,784	\$2,193,193	52.2	1
Department Stores Excluding Leased Depts.	4521	\$2,391,890	\$0	\$2,391,890	100.0	0
Other General Merchandise Stores	4529	\$804,087	\$1,002,784	-\$198,697	-11.0	1
Miscellaneous Store Retailers	453	\$856,892	\$0	\$856,892	100.0	0
Florists	4531	\$38,626	\$0	\$38,626	100.0	0
Office Supplies, Stationery & Gift Stores	4532	\$150,639	\$0	\$150,639	100.0	0
Used Merchandise Stores	4533	\$115,767	\$0	\$115,767	100.0	0
Other Miscellaneous Store Retailers	4539	\$551,860	\$0	\$551,860	100.0	0
Nonstore Retailers	454	\$395,652	\$1,055,310	-\$659,658	-45.5	1
Electronic Shopping & Mail-Order Houses	4541	\$303,204	\$0	\$303,204	100.0	0
Vending Machine Operators	4542	\$21,434	\$0	\$21,434	100.0	0
Direct Selling Establishments	4543	\$71,014	\$1,055,310	-\$984,296	-87.4	1
Food Services & Drinking Places	722	\$1,942,461	\$581,983	\$1,360,478	53.9	3
Special Food Services	7223	\$51,444	\$0	\$51,444	100.0	0
Drinking Places - Alcoholic Beverages	7224	\$69,184	\$238,094	-\$168,910	-55.0	2
Restaurants/Other Eating Places	7225	\$1,821,833	\$343,889	\$1,477,944	68.2	1

Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. Esri uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector. For more information on the Retail MarketPlace data, please click the link below to view the Methodology Statement.  
<http://www.esri.com/library/whitepapers/pdfs/esri-data-retail-marketplace.pdf>

Source: Esri and Infogroup. Retail MarketPlace 2017. Copyright 2017 Infogroup, Inc. All rights reserved.

February 06, 2018



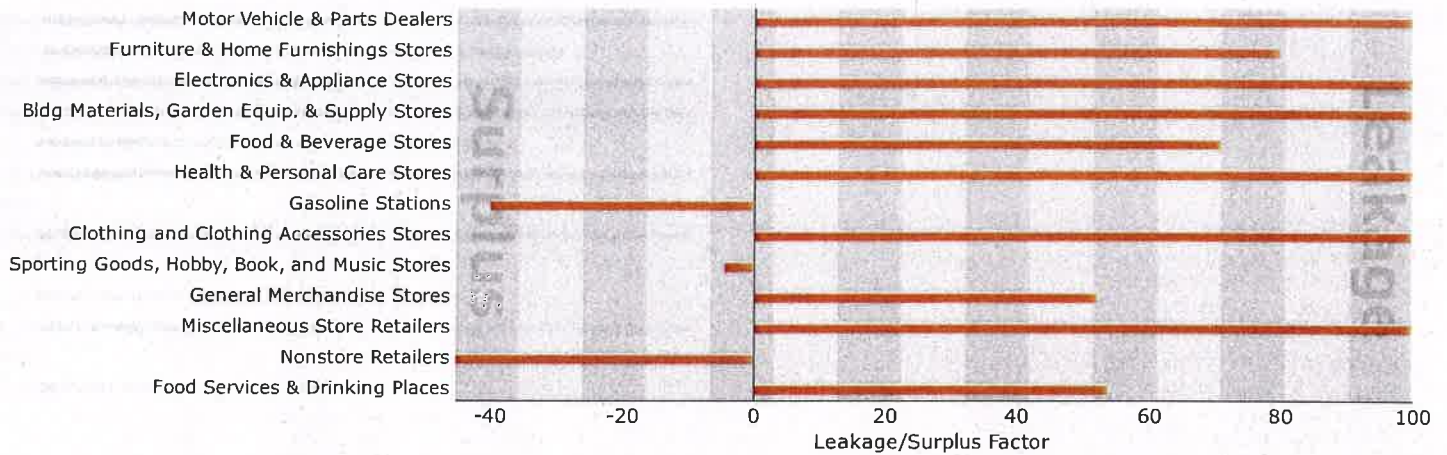


## Retail MarketPlace Profile

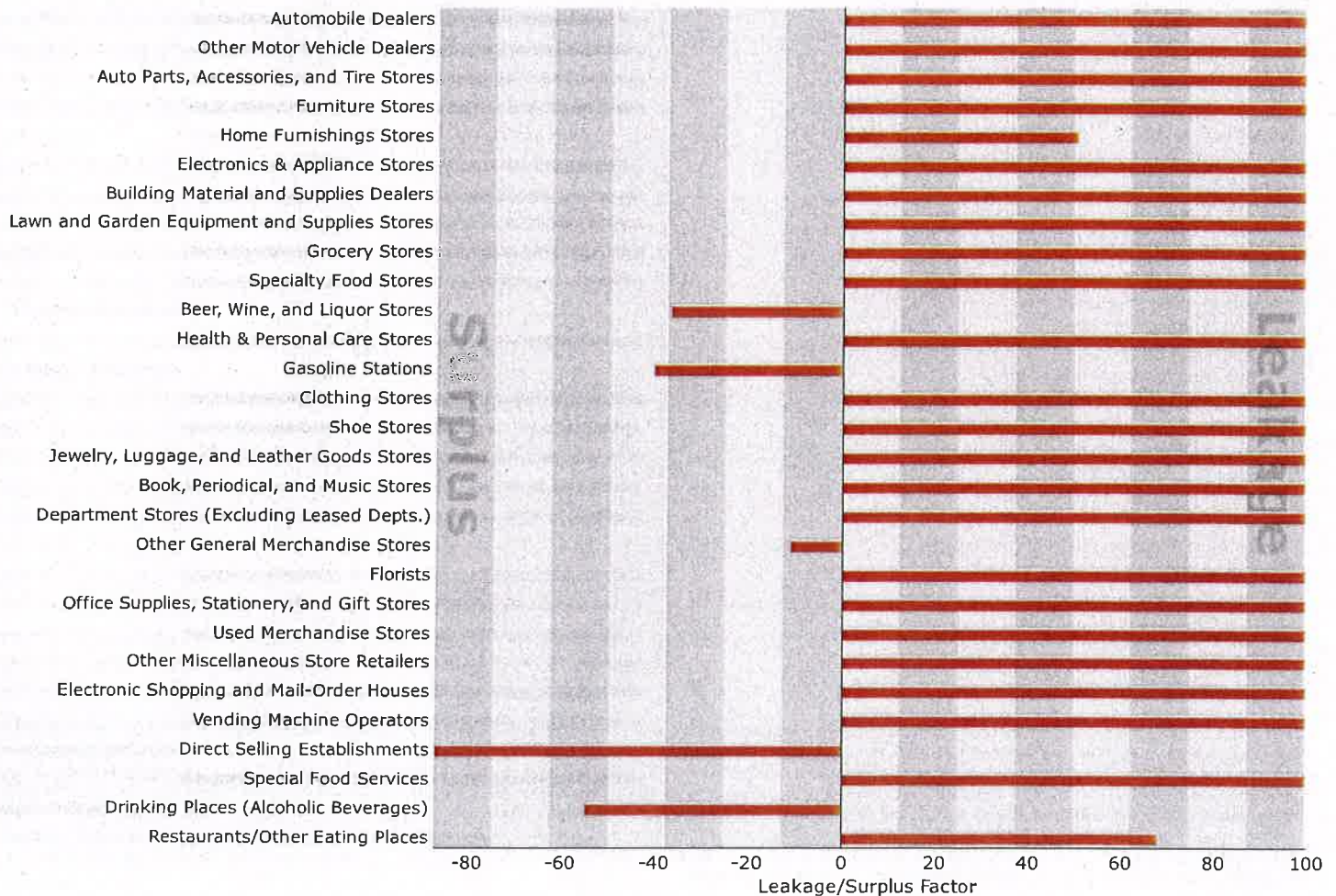
Waterloo Town, IN  
Waterloo Town, IN (1881278)  
Geography: Place

Prepared by Esri

### Leakage/Surplus Factor by Industry Subsector



### Leakage/Surplus Factor by Industry Group



Source: Esri and Infogroup. Retail MarketPlace 2017. Copyright 2017 Infogroup, Inc. All rights reserved.

February 06, 2018



## Appendix E

### Community Forum Responses

## Key Findings from Community Forum and Student Essays

- **Desire for increase in local businesses (retail and restaurants)**
- **Diversification of downtown economic activity, particularly niche businesses**
- **Importance of making the downtown pedestrian friendly**
- **Need for public gathering spaces and community amenities**
- **Emphasis on uniqueness**
- **Capitalize on the train depot for redevelopment of the downtown**
- **Attraction of more traffic off I-69**

# Key Findings from Community Survey

- **Favorite Downtown Features**
  - Restaurants
  - Historic Charm
  - Walkability
- **Desired Physical Features**
  - Improved Landscaping
  - Event Space
  - Public Art
- **Establishments to Expand**
  - Restaurants
  - Grocery Store
  - Downtown Shopping
- **Desired Events**
  - Farmers' Market (done 2019)
  - Festivals
  - Summer Movie Nights
- **Main Services Outside Waterloo**
  - Medical
  - Automotive
  - Banking
- **Favorite Aspects of Downtown Waterloo**
  - Train Depot
  - Library
  - Park
- **Least Favorite Aspects**
  - Vacant/Abandoned Buildings
  - Run-down
- **Main Expenditures Outside Waterloo**
  - Grocery
  - Clothing
  - Household Items

## **Appendix F**

### **DeKalb County Market Profile**

# DEKALB COUNTY

NORTHEAST INDIANA  
REGIONAL PARTNERSHIP

## Top Industries

Historically, DeKalb County has maintained a focus on manufacturing.

### Percentage of Workforce

Manufacturing – 33.7%

Retail Trade – 7.4%

Health Care – 7.0%

Transportation/Warehousing – 7.0%

## Top Employers

Cooper-Standard

Walmart Distribution Center

Therma-tru Corporation

Carlex Glass of Indiana Inc

SDI Flat Roll Division

Iron Dynamics

## Preferred Target Industries

*Motor Vehicle Manufacturing, Food Warehousing & Distribution, Advanced Materials, R&D and AgTech*

Preliminary planning for Tech Park in both Ag and non-Ag sectors has begun.

Creating housing developments for professionals.

## Transportation

- **Air:** DeKalb County Airport
- **Rail:** There are 2 major dual line rail tracks and the Amtrak station in Waterloo has the third highest ridership in the state.
- **Roadways:** I-69 runs north/south through the county with 4 Interchanges.

## Foreign Direct Investment

- **Auctions:** Auctions America by RM Inc. (Canada)
- **Vehicles:** Eaton Corp Clutch Division (Ireland)
- **Manufacturing:** Multimatic Indiana Manufacturing Inc. (Canada)
- **Manufacturing/Advanced Materials:** Assmann Corp of America (United Kingdom)

## Top Community Properties

**Garrett Industrial Park (1724 SR 8)**

Shovel Ready Site for Industrial – 21.1 Acres

**Auburn Watson Property (2062 State Road 8)**

Shovel Ready Site for Light Manufacturing – 69 Acres

**Auburn Yoder Site (5077 County Road 29)**

Shovel Ready, Zoned Heavy Industry – 59 Acres

All sites could be used for tech and distribution, as well.

## Incentives

- CEDIT funds can be used for projects that involve expenditure for land, site improvement, buildings, equipment, Infrastructure improvements, machinery, or administrative and operating costs.
- Some political jurisdictions in DeKalb use TIF funds which permit cities and towns to use the increased tax revenues stimulated by redevelopment to pay for the capital improvements needed to induce the redevelopment of the area.

## Unique Assets

- Cost of living is 16% less than the national average.
- Auburn is often referred to as the "Home of the Classics" because of the presence of automobile manufacturers like Auburn Automobile, Cord Automobile, and Duesenberg. The largest event in the county, the Auburn Cord Duesenberg Festival every Labor Day in Auburn, welcomes more than 80,000 guests during the weeklong classic-car auction.
- The Waterloo Amtrak Station is frequently used by residents looking to travel to Chicago.

## Population Changes

**Residents: 42,635**

Population change from April 2010 to July 2017: 1.5%

**Annual Net Domestic Migration = 108**  
**Annual Net International Migration = -6**  
**Annual Natural Increase = 116**

## Labor Data

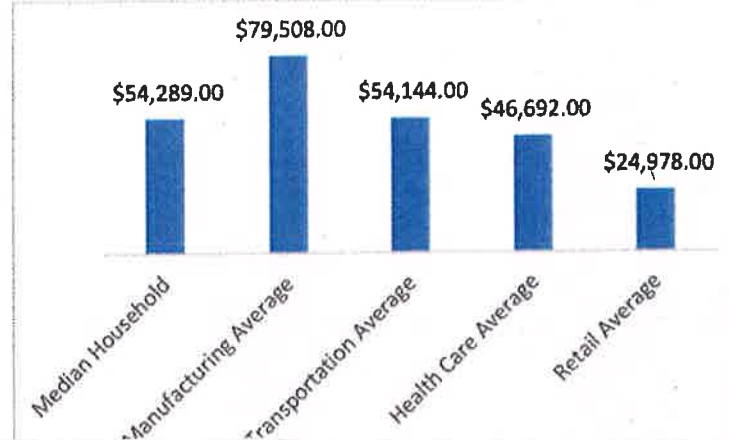
**Labor Force: 23,598**  
**Labor Force Participation: 65.5%** (state average 63.9%)  
**Unemployment Rate: 2.3%** (state average 2.9%)  
**Blue Collar Jobs: 50%**  
**White Collar Jobs: 49%**

## Population Breakdown

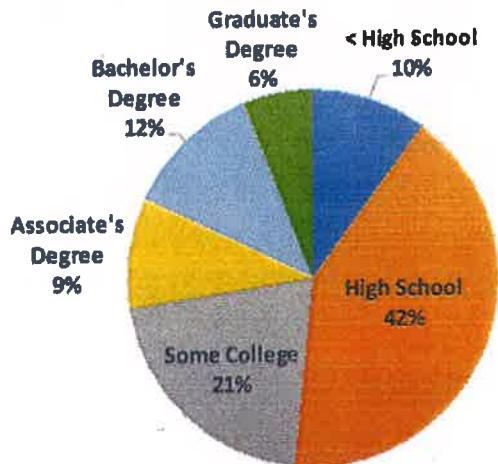
**Average Age: 39.3** (state average 37.6)

Population 2016	Number	State Rank	County %	State %
Preschool (0 to 4)	2,711	34	6.3	6.3
School Age (5 to 17)	7,675	34	17.9	17.3
College Age (18 to 24)	3,585	36	8.4	9.9
Young Adult (25 to 44)	10,376	35	24.2	25.3
Older Adult (45 to 64)	11,680	35	27.3	25.9
Seniors (65 and older)	6,809	37	15.9	15.4

## County Income



## Education



- No colleges or universities in the county.
- Skill Up Program for construction and manufacturing available at high schools.
- Auburn Training, WorkOne, and Freedom Academy offer a variety of courses.

## Millennial Resources

### Groups:

- The Young Professionals of DeKalb County is a networking group to bring together young professionals.
- Tri Kappa (Female Organization) hosts Pink Out events and Historic Home tour over Labor Day.
- Downtown Auburn Business Association was created in the 1940s to bring business owners together to collaborate and focus their efforts on bringing customers downtown.

### Events:

- First Fridays events hosted every month on Auburn Main Street.
- Close to the lakes up north, but Fort Wayne is only 15 minutes away.

## Sources

<https://www.census.gov/quickfacts/fact/table/dekalbcountyindiana/PST045217>  
<https://www.dekalbedp.org/>  
[http://www.stats.indiana.edu/profiles/profiles.asp?scope\\_choice=a&county\\_changer=18033](http://www.stats.indiana.edu/profiles/profiles.asp?scope_choice=a&county_changer=18033)  
<http://neindiana.com/northeast-indiana/member-county-profiles/dekalb-county>

## **Appendix G**

### **Waterloo Zoning Ordinance Sections 3 & 4**



# Waterloo Zoning Ordinance

## Section 3: Zoning District Designation, Uses and Standards

### 3.7 Central Business District (CB)

#### A. CB District Objective

The Central Business (CB) District is established to promote and regulate a variety of urban uses within the downtown business area, to promote vitality and to attract commerce.

#### B. CB Permitted Uses

Type of Use	Permitted Uses
Business (Automobile)	Auto Parts Store (new)
Business (Clothing)	Fabric Shop Shoe Repair and Sales Tailor/Dressmaker Shop Thrift Store
Business (Electronics)	Appliance Sales and Service Audio/Video Equipment Sales/Service Business Equipment Sales and Service Computer Sales and Service Satellite Dish Sales and Service Video/Music Store
Business (Food and Drink)	Bakery, Retail Coffee Shop Delicatessen Grocery Liquor Store Meat Market/Butcher Shop Restaurant
Business (Office)	Accountant Architect Contractor Corporate Design Services Home Occupation #1 Home Occupation #2 Insurance Investment Firm Land Surveyor Law Office Real Estate Secretarial Services Service Organization Offices Temporary Services Agency Title Company Travel Agency Other Professional Offices Not Otherwise Listed

# Waterloo Zoning Ordinance

## Section 3: Zoning District Designation, Uses and Standards

### CB Permitted Uses Continued...

Type of Use	Permitted Use
<b>Business (Recreation)</b>	Art Gallery Billiard Room Dance/Gymnastic Studio Night Club/Bar /Tavern Theater, Indoor
<b>Business (Retail)</b>	Antique Shop Apparel/Clothing Store Bait and Tackle Shop Department Store Drug Store Floral Shop Furniture Store Gift/Card Shop Hardware Store Jewelry Store News/Book/Magazine Store Office Supplies Pet Store Retail Showroom Sporting Goods Tobacco/Cigar Store Variety Store
<b>Business (Personal Services)</b>	Barber Shop/Beauty Salon Dentist Office Doctor's Office Health Spa/Fitness Center Medical Clinic Tanning Salon
<b>Business (Miscellaneous)</b>	Bank/Credit Union Bank Machine/ATM Mortuary/Funeral Home Photography Studio Printing Shop Seasonal Outdoor Retail Sales Screen Printing
<b>Public/Institutional</b>	Church/Temple/Mosque Community Center Government Offices Library Museum Police/Fire Station Public Park Public or Private Parking Area School Transportation Facility
<b>Residential</b>	Dwelling, Single Family as accessory use on 2 <sup>nd</sup> floor w/adequate off-street parking Dwelling, Two Family as accessory use on 2 <sup>nd</sup> floor w/adequate off-street parking Dwelling, Multi-Family as accessory use on 2 <sup>nd</sup> floor w/adequate off street parking

# Waterloo Zoning Ordinance

## Section 3: Zoning District Designation, Uses and Standards

### CB Permitted Uses Continued...

Type of Use	Permitted Use
Utilities	Public Water Wells Sewage Lift Station Telephone Switching Station Utility Substations Other Similar Public Utility Uses

### C. CB Special Exception Uses

Type of Use	Use allowed through Special Exception
Business (Clothing)	Dry Cleaning Self Service Laundry
Business (Food and Drink)	Convenience Store Sidewalk Café Farmers Market
Business (Personal Services)	Bed and Breakfast, Inn Child Care Center Hotel/Motel Psychic/Palm Reader
Business (Recreation)	Banquet Hall Bingo parlor Bowling Alley Lodge or Private Club Martial Arts Studio
Public Facilities	Trade/Vocational School/College
Utilities	Communication Towers

# Waterloo Zoning Ordinance

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## Section 3: Zoning District Designation, Uses and Standards

### D. CB District Standards

---

**Minimum Lot Area:**

- No Minimum

**Minimum Lot Width (At the Front Building Line):**

- 25 feet

**Sewer and Water:**

- Requires municipal water and sewer hookup

---

**Minimum Front Yard Setback: \***

- Zero feet adjacent to an INDOT Roadway
- Zero feet adjacent to a Collector Roadway
- Zero feet adjacent to a Primary Local Roadway
- Zero feet adjacent to Secondary Local Roads

**Minimum Side Yard Setback (Interior Lot Lines): \***

- Zero feet for the Primary structures
- 3 feet for Accessory structures

**Minimum Side Yard Setback for Side Facing a Street on a Corner Lot: \***

- Zero feet for all street classifications

**Minimum Rear Yard Setback: \***

- 10 feet for the Primary structure
- 3 feet for Accessory structures.

---

**Maximum Lot Coverage:**

- Ground floor square footage of all Primary and Secondary Structures cannot exceed 90% of the lot area.

**Minimum Ground Floor Area:**

- No Minimum

**Minimum Living Area per Dwelling Unit:**

- 650 square feet per Dwelling Unit.

**Maximum Structure Height:**

- 45 feet for the Primary Structure
- 20 feet for Accessory Structures

\*Minimum building setbacks shall be not less than the width of a utility and/or drainage easement, when present, in cases where the width of the easement is greater than the minimum appropriate setback stated above.

## Section 4: Additional Development Standards

### 4.11 Off-Street Parking Standards

#### A. Single Family Residential and Two Family Residential

Four (4) paved off-street parking spaces are required per dwelling unit. These off-street parking spaces may include spaces within carports or garages. Off-street parking spaces may not fully or partially be in a public right-of-way or utility easement. Each space must be at least eight (8) feet wide and sixteen (16) feet in length.

#### B. Multi-Family Residential

Two (2) paved off-street parking spaces are required per dwelling unit. These off-street parking spaces may include spaces within carports or garages. Off-street parking spaces may not fully or partially be in a public right-of-way or utility easement. Each space must be at least eight (8) feet wide and sixteen (16) feet in length.

#### C. Commercial, Industrial, Institutional

All parking lots for commercial, industrial, institutional, business, public and private employee parking, offices, organizations, and places of assembly shall be paved with asphalt, concrete, gravel, stone, or other materials approved by the Plan Commission. Dirt, sand or grass is not permitted as a parking surface. These parking areas shall also conform to the following requirements:

# Waterloo Zoning Ordinance

---

## Section 4: Additional Development Standards

1. Parking lots shall be located a minimum of:
  - a. 10 feet from the front lot line or right of way on a primary or secondary arterial
  - b. 5 feet from the front lot line or right of way on a collector or local road
  - c. 5 feet from the side lot line
  - d. 5 feet from the rear lot line
2. Parking spaces shall be a minimum of nine feet by eighteen feet (9' x 18') and be striped so as to show each parking space.
3. Parking aisle widths shall be as follows:
  - a. 90 degree angle space – 24' wide parking aisle
  - b. 60 degree angle space – 18' wide parking aisle
  - c. 45 degree angle space – 14' wide parking aisle
4. Be designed as to prevent vehicles from having to maneuver in the public right-of-way.
5. Be constructed to allow proper drainage.
6. Parking spaces shall be located either on the premises or on a lot approved by the Plan Commission. All required off-street parking spaces, however, must be located within three-hundred (300) feet of the land served.

### D. Minimum Parking Spaces

Off-street parking shall be required for business, public/institutional, and industrial and residential uses. The minimum number of parking spaces shall be determined by adding up the spaces required for each applicable statement below. All calculations shall be rounded up to the next whole number. Additional parking spaces may be required by the Plan Commission.

# Waterloo Zoning Ordinance

## Section 4: Additional Development Standards

**Table 4-1 Minimum Parking Spaces**

Business (Agricultural)	As determined on a case by case basis by the Zoning Administrator and the Plan Commission
Business (Automobile) Car Wash: Sales: Sales Lots: Service:	3 per stall 1 per 200 sft of GFA 1 per 500 sft of lot area 2 per service bay and/or pump station
Business (Clothing) Laundry: All Other Uses:	1 per 2 washers 1 per 200 sft of GFA
Business (Electronics)	1 per 250 sft of GFA
Business (Food and Drink)	1 per 200 sft of GFA
Business (Office)	1 per 300 sft of GFA
Business (Personal Services) Health Spa/Fitness Center: Lodging: Medical: Service: Veterinarian:	1 per 150 sft of GFA 1.5 per room 1 per 180 sft of GFA 3 per station 1 per 180 sft of GFA
Business (Recreation)	As determined on a case by case basis by the Zoning Administrator and the Plan Commission
Business (Retail) Furniture Store: Other Uses:	1 per 500 sft of GFA 1 per 220 sft of GFA
Business (Miscellaneous) Adult Bookstore/Entertainment: Auction Hall (including outdoor) Bank/Credit Union: Bank Machine: Fireworks: Mortuary/Funeral Home Pawn Shop: Tobacco/Cigar Store: All Other Uses:	1 per 100 sft of GFA 1 per 100 sft of GFA 1 per 280 sft of GFA 3 per lane 1 per 100 sft of GFA 1 per 50 sft of GFA 1 per 100 sft of GFA 1 per 100 sft of GFA As determined on a case by case basis by the Zoning Administrator and the Plan Commission
Public/Institutional Church/Temple/Mosque:  Public Park:  School: Elementary- Secondary- Post-Secondary-  All other uses	1 per 1.5 seats  As determined on a case by case basis by the Zoning Administrator and the Plan Commission  2 per classroom 6 per classroom 12 per classroom plus 1 per 200 sft GFA  1 per 400 sft of GFA
Industrial	1 space per employee that may potentially work at any given time.
Residential Single Family and Two Family Multi-Family	4 per dwelling unit 2 per dwelling unit

# Waterloo Zoning Ordinance

## Section 4: Additional Development Standards

### E. Land Banking

For all new construction, land shall be reserved for expansion of parking in the amount of at least 10% of the original parking area.

### F. Shared Parking

Required parking for shared parking may be reduced by 5% for two uses, 10% for three uses, and 15% for four uses or more. This reduction may be allowed provided that peak usage times do not overlap.

### G. Handicap Parking

The following table specifies the minimum number of handicap parking spaces required for off-street parking, excluding single family, two family dwellings.

Total Spaces	Minimum ADA
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
500 to 1000	2% of total, rounded up
1001 and over	20 plus 1 for each 100 over 1,000, rounded up

At least one spot for every eight must be van accessible, with a minimum of one.

### H. Bicycle Parking

To be determined at a later date.